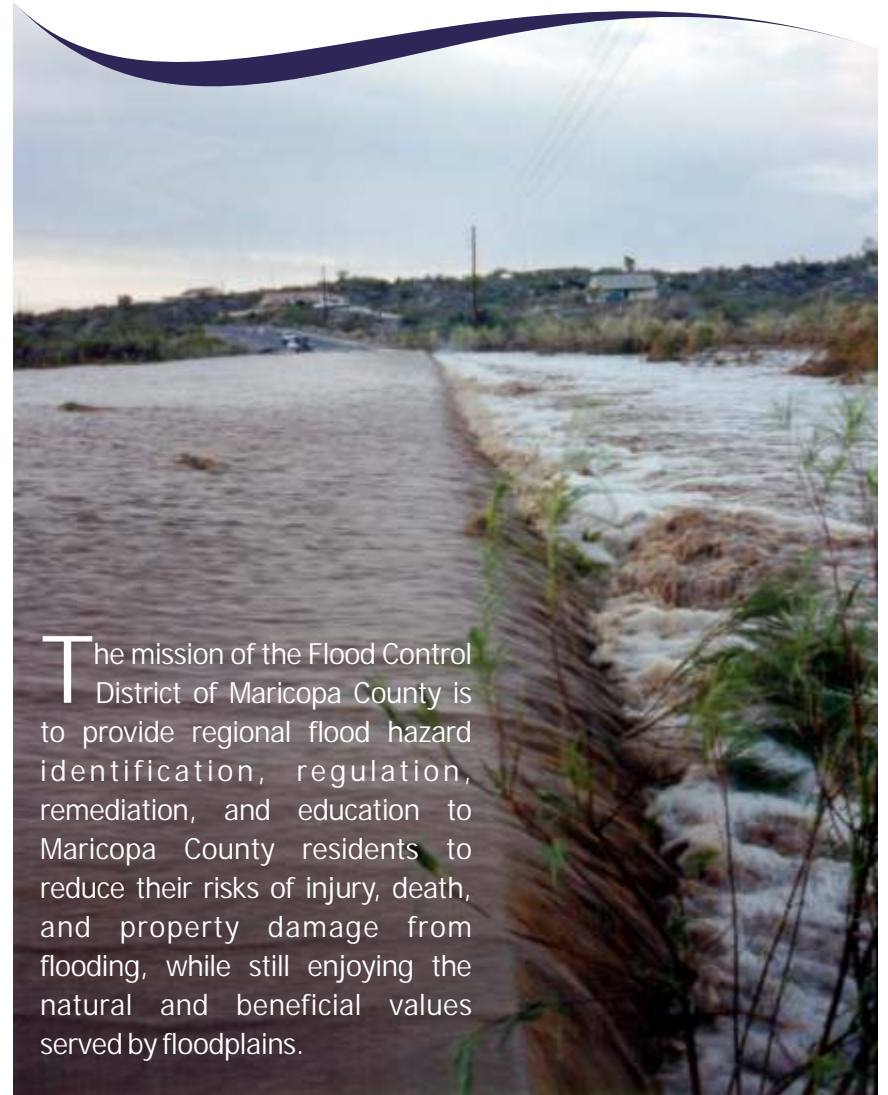




Floodprone Properties Acquisition Program



The mission of the Flood Control District of Maricopa County is to provide regional flood hazard identification, regulation, remediation, and education to Maricopa County residents to reduce their risks of injury, death, and property damage from flooding, while still enjoying the natural and beneficial values served by floodplains.

Flood Control District of Maricopa County
2801 West Durango Street
Phoenix Arizona 85009

www.fcd.maricopa.gov

Introduction

To reduce the occurrence of repetitive loss to property and to protect the public, the District works with property owners on projects to remove them from harm's way. Regional structural projects are not always feasible, therefore, the District has developed a proactive Floodprone Properties Acquisition Program (Program) to provide limited funding for voluntary, non-structural mitigation measures.



Program Background

Less than 18 percent of the estimated 9,800 miles of stream corridor in Maricopa County have been mapped with regulatory floodplains and floodways. In many areas, development took place prior to floodplain mapping.

As floodplains are delineated, some residents are learning that their homes are within a regulatory floodplain or floodway. These homes are at a higher risk for flooding than those outside the floodplain. The presence of these structures can also create adverse impacts to adjacent homeowners.

In 2003, the Flood Control District Advisory Board recommended, and the Flood Control District Board of Directors approved, the Floodprone Properties Acquisition Program as a method to acquire properties in floodprone areas to protect the public from flooding hazards.

Program Benefits

- Direct public safety benefit
- Direct and indirect economic benefits from reduced flood losses
- Avoidance of costs of structural flood control projects
- Moderation of flood flows by allowing floodplains to function more naturally

How to Apply

1. Access an application electronically via the Flood Control District Web site at www.fcd.maricopa.gov/services.
2. Request that an application be mailed to you by calling Theresa Pinto at 602-506-2935.



Contact

Theresa Pinto, CFM
Planning Project Manager
Flood Control District of Maricopa County
602-506-2935
Tmp@mail.maricopa.gov

Land Costs and Relocation

- A. The value of the properties smaller than or equal to one acre will be determined based on fair-market value without consideration of the flood hazard.
- B. If the total size of the parcel exceeds one acre, then the following applies:
 - 1. The value of one acre (+/-), including the residence and ancillary out-buildings (i.e. garage, shed, barn, corral, etc.) will be based on fair-market value, without consideration of the flood hazard.
 - 2. The value of the remaining property will also be based on fair-market value, with consideration of the flood hazard.

These two values will be combined to determine the total acquisition cost. The owner can choose to accept an offer on the residential site alone, or both the residential site and the remainder property.

The District staff will provide the appraisal at the time of making the offer. All appraisals will be conducted by a licensed appraiser and reviewed and approved by District staff. Offers will be good for 45 days.

Relocation assistance may also be available as determined by the District's Volunteer Sales Assistance Program.



Funding

Funding for the Floodprone Properties Acquisition Program will be established annually as part of the District's Capital Improvement Program (CIP). The CIP is a revolving five-year plan that identifies how and when money will be spent for anticipated projects.

The funding level for the Program will be based on an assessment of requests received and funding availability. The District will also explore federal funding options.

Qualifying Criteria

The Floodprone Properties Acquisition Program is a voluntary program.

A property must meet one or more of the following descriptions to be evaluated for the program:

- 1. Property with an inhabited residential structure located in a delineated 100-year floodway, or floodplain if no floodway designation exists, and built prior to such designation.
- 2. Property with an inhabited residential structure located in a delineated 100-year floodplain that has experienced documented flood damage.

An "inhabited residential structure" is defined as a house, townhouse, condominium, apartment complex of four units or less, manufactured home, or mobile home designed to be used as a permanent structure, that is used principally for residence, and that is actually occupied by the owner or a tenant as a residence. The associated lot, up to 10 acres, is also included.

The Program is not available to commercial properties. Vacant parcels and attached properties such as agricultural and/or ranching lands do not qualify for the program.

The resident must also show a valid building permit for the residential structure, except in those cases where the structure predates any city,

continued-

Qualifying Criteria (continued)

town, or county building permit requirements, or the current owner is not the person that constructed the building. In the latter instance, the current owner must have lived in the home for at least one year.

Any property that will benefit from a proposed future CIP drainage or flood control project is not eligible for this program.



Scottsdale - August, 1997

Prioritization Process

Upon each annual application deadline, all of the residences that qualify for the Program will be evaluated in order to prioritize the requests. The following factors will be measured using formulas predetermined by District staff:

- Severity of Hazard
- Location of Residence in Relation to Floodway/Floodplain
- Economic Benefit
- Potential Impacts to Adjacent Properties

Program Implementation

Program implementation (from submittal of applications to acquisition) is a lengthy process and includes the following steps:

1. Applications are submitted to the District by the deadline each year. (Deadlines will be posted on the District's Web site.)
2. The Floodprone Properties Acquisition Program evaluation committee determines if the proposed properties meet the eligibility requirements of the Program.
3. If the proposed properties meet the initial eligibility criteria, District staff will determine whether the property is located within an area benefitted by a possible future CIP project.
4. The Program's prioritization factors are applied to the eligible properties by the evaluation committee, and the eligible properties are assigned a numerical ranking.
5. The proposed CIP budget for the upcoming fiscal year, including funding for the Program, is presented to the Board of Directors for their approval.
6. The "selected" properties are identified dependent upon the approved CIP budget.
7. The acquisition process begins with title searches and appraisals of the top-ranked properties, followed by acquisition offers, opening of escrow accounts, relocation of residents, closing of escrow accounts, demolition of property improvements, and ongoing maintenance or disposition of the property. This step will generally take six to 12 months to complete.
8. Eligible properties not identified as top-ranked during a budget cycle, and therefore not acquired during a given fiscal year, can be reconsidered during the subsequent budget cycles. District staff, the resident, or the appropriate jurisdiction will have to confirm continued interest in the program by re-submitting the request to the evaluation committee.